



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:
CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2686 S. Goliad Street, Rockwall, TX, 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Kip Estep

APPLICANT Carroll Architects, INC.

CONTACT PERSON

CONTACT PERSON JEFF CARROLL

ADDRESS 11162 FM 2588

ADDRESS 750 E. INTERSTATE 30
suite 110

CITY, STATE & ZIP La Rue, TX 75770

CITY, STATE & ZIP Rockwall, TX 75087

PHONE (972) 979-4471

PHONE 214.632.1762

E-MAIL Kip@fujidentallab.com

E-MAIL JCARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kip Estep [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1825 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF February, 20 22 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND COPIRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF February, 20 22

OWNER'S SIGNATURE

Kip Estep
Jalicia Stevens

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 
 SP2022-010
 Site Plan for Fuji Ceramics

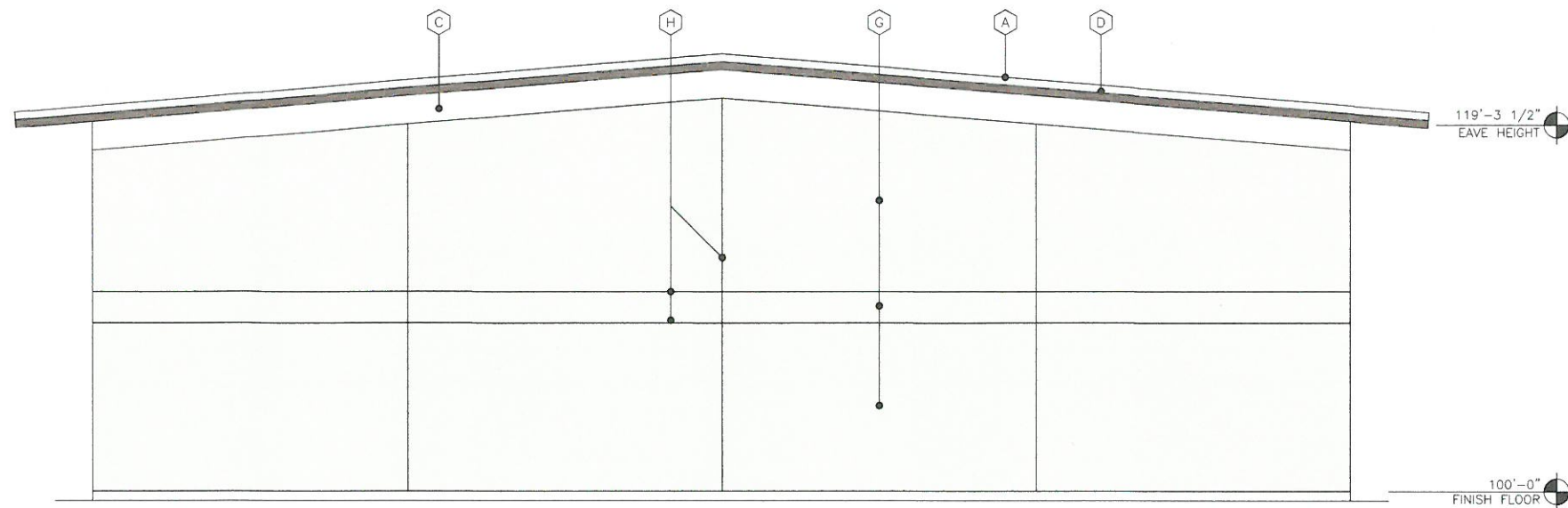


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



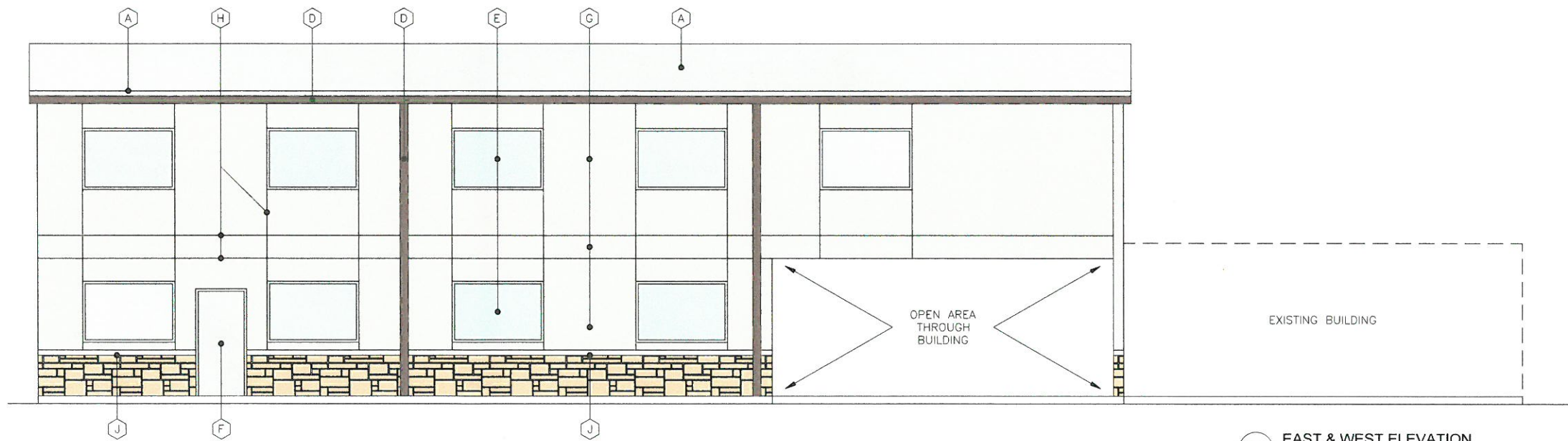


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

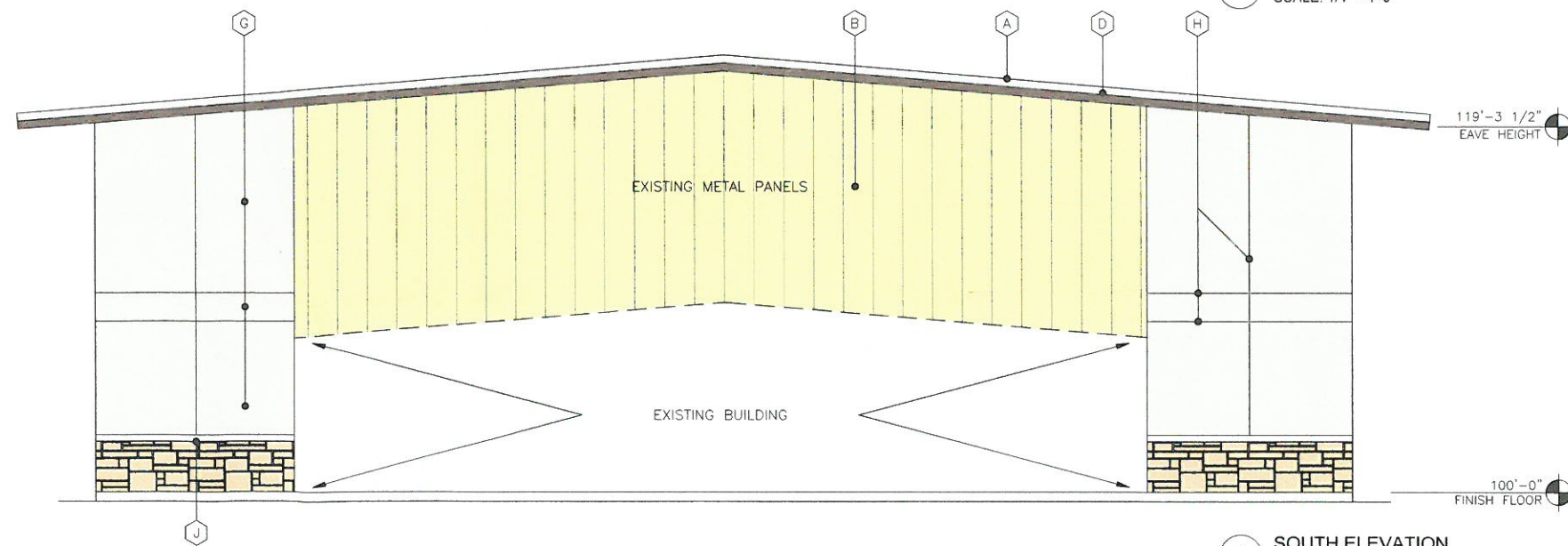
EXTERIOR FINISH SCHEDULE	
A	EXISTING METAL ROOFING
B	EXISTING METAL WALL PANELS
C	EXISTING FASCIA ELEMENT
D	PREFINISHED GUTTER, DOWNSPOUTS, OR TRIM COLOR: SELECTED BY OWNER TO MATCH EXISTING
E	4'-0"X6'-0" STOREFRONT METAL WINDOWS, TYP.
F	EXTERIOR HOLLOW METAL DOOR & FRAME, PAINT, COLOR: SELECTED BY OWNER TO MATCH EXISTING
G	STUCCO - 3-PART W/ EIFS FINISH COLOR - TO MATCH EXISTING
H	STUCCO CONTROL JOINTS
J	STONE TO MATCH EXISTING BUILDING

ISSUE: OWNER REVIEW: 03-15-2022

COPYRIGHT NOTICE:
The design and architectural work contained herein is the property of Carroll Architects, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Carroll Architects, Inc. Under such permission, reproduction is limited to the specific project and may not be used for any other project without the prior written permission of Carroll Architects, Inc.



2 EAST & WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

FUJI CERAMICS, LLC.	
LEGAL DESCRIPTION AND/OR ADDRESS: FUJI CERAMICS, LLC. LOT 1, BLOCK A, ESTEP SUBDIVISION CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
OWNER Kip Estep Fuji Ceramics, LLC. 2685 S. Goliad (SH. 205) Rockwall, TX 75032	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jcarroll@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-XXX	
SITE PLAN SIGNATURE BLOCK:	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
Director of Planning & Zoning	

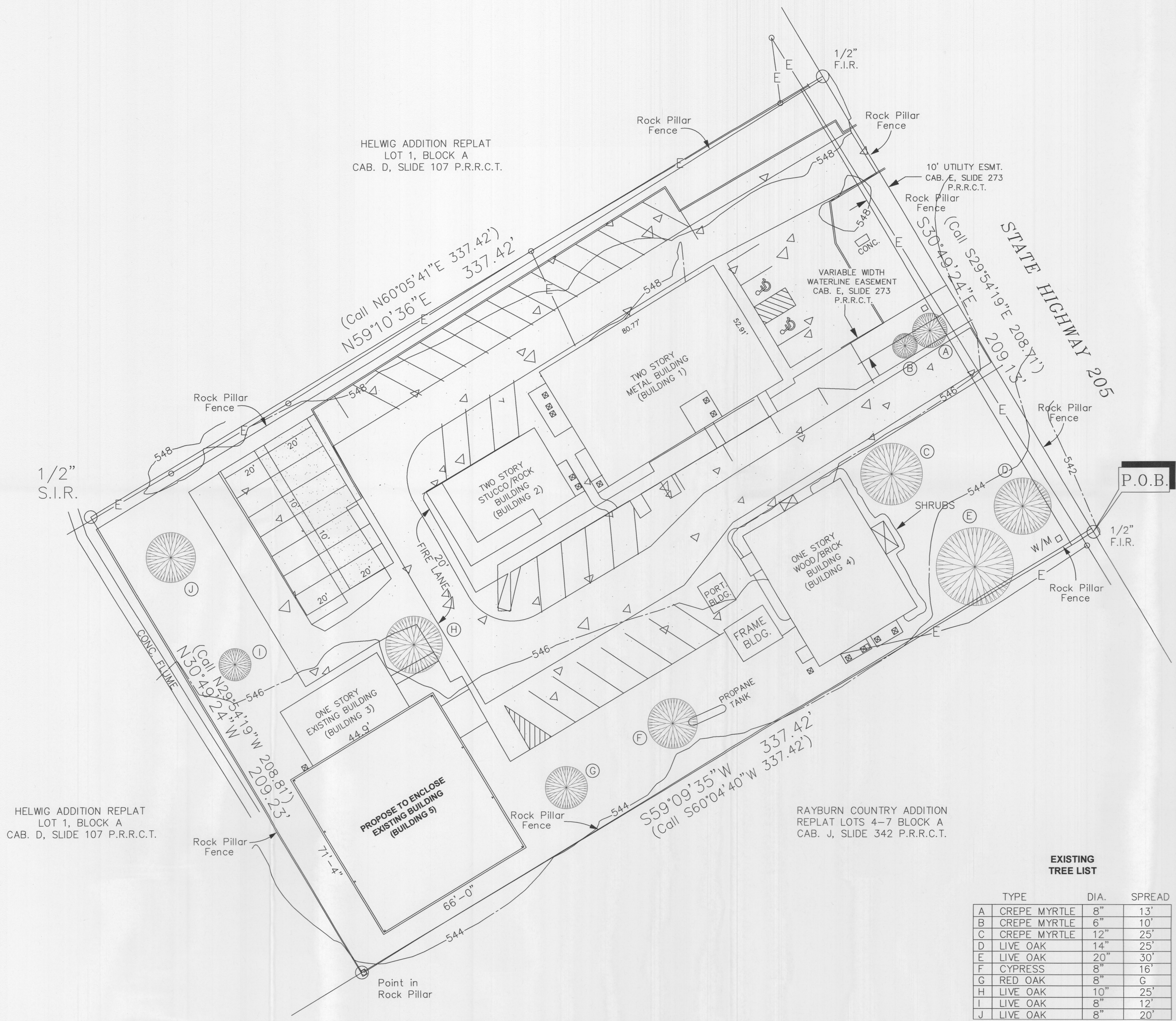
ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
MANUFACTURING FACILITIES
2685 S. Goliad (SH. 205)
Rockwall, Texas 75032

carroll architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-8058

EXTERIOR ELEVATIONS

DATE: MAR 2022 SHEET NO:
PROJECT NO: 2022029
DRAWN BY: A501
CHECKED BY:

COPYRIGHT NOTICE:
These drawings and specifications are the property of Carroll Architects, Inc. and are to be used only for the project and site identified herein. No part of these drawings or specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Carroll Architects, Inc. The production of these drawings and specifications may be voided if they are used for any other project, site, or purpose, and/or monetary liability.

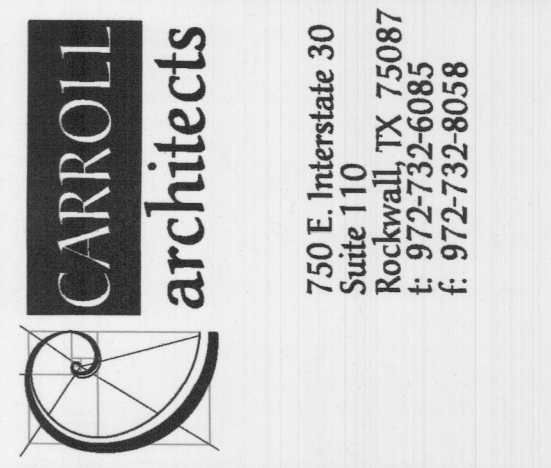


EXISTING TREE LIST

	TYPE	DIA.	SPREAD
A	CREPE MYRTLE	8"	13'
B	CREPE MYRTLE	6"	10'
C	CREPE MYRTLE	12"	25'
D	LIVE OAK	14"	25'
E	LIVE OAK	20"	30'
F	CYPRESS	8"	16'
G	RED OAK	8"	G
H	LIVE OAK	10"	25'
I	LIVE OAK	8"	12'
J	LIVE OAK	8"	20'

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
MANUFACTURING FACILITIES
2685 S. Goliad (SH. 205)
Rockwall, Texas 75032



LANDSCAPE PLAN

FUJI CERAMICS, LLC.
LEGAL DESCRIPTION AND/OR ADDRESS:
FUJI CERAMICS, LLC.
LOT 1, BLOCK A, ESTEP SUBDIVISION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
Kip Estep
Fuji Ceramics, LLC.
2685 S. Goliad (SH. 205)
Rockwall, TX 75032

APPLICANT
Carroll Architects, Inc.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jcarroll@carrollarch.com
ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
SP2022-XXX

SITE PLAN SIGNATURE BLOCK
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.
WITNESS OUR HANDS, this _____ day of _____, 2022.
Director of Planning & Zoning

DATE: MAR 2022 SHEET NO.: L1
PROJECT NO.: 2022029
DRAWN BY:
CHECKED BY: